

007.0

0006

0026.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

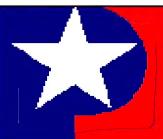
Total Card / Total Parcel

1,316,700 / 1,316,700

APPRAISED: 1,316,700 / 1,316,700

USE VALUE: 1,316,700 / 1,316,700

ASSESSED: 1,316,700 / 1,316,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2-4		PRINCETON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KOPANS DAVID B/LAUREN SUE	
Owner 2:	
Owner 3:	

Street 1: 2 PRINCETON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DEE DAVID W/ETAL -

Owner 2: BARRY LINDA E -

Street 1: 2 PRINCETON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .105 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 3672 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4589		Sq. Ft.	Site		0	85.	1.52	2			View	25					592,523						592,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4589.000		719,100		5,100		592,500		1,316,700							

**EXTERIOR INFORMATION**

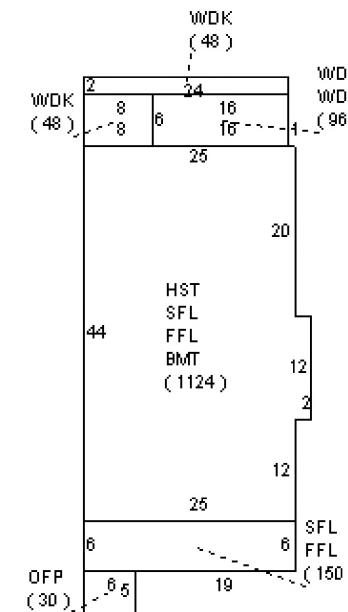
Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

**BATH FEATURES**

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF=BMT SINK.

**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	0.98762059
Const Adj.:	0.98990101
Adj \$ / SQ:	175.976
Other Features:	168287
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	883411
Depreciation:	164314
Depreciated Total:	719097

**BATH FEATURES**

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**OTHER FEATURES**

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Good
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	1
1	5	2	1
Totals			
2	14	6	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,274	175.980	224,194	BMT	100	RRM	50	G
SFL	Second Floor	1,274	175.980	224,194					
BMT	Basement	1,124	74.310	83,520					
HST	Half Story	562	175.980	98,899					
WDK	Deck	288	9.380	2,700					
OPF	Open Porch	30	43.560	1,307					
Net Sketched Area:				634,814					
Size Ad	3110	Gross Area	5114	FinArea	3672				

**IMAGE**
**AssessPro Patriot Properties, Inc**
**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100